069.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	773,100 / 773,100
					USE VALUE:	773,100 / 773,100
					ASSESSED:	773,100 / 773,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		DRAPER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DRAKE RICHARD W & DIANA F
Owner 2:	
Owner 3:	
Street 1:	31 DRAPER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Clapboard Exterior and 2082 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	364,800	3,400	404,900	773,100
Total Card	0.121	364,800	3,400	404,900	773,100
Total Parcel	0.121	364,800	3,400	404,900	773,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.33 /Parcel: 371.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 44062
GIS Ref
GIS Ref
Insp Date 11/06/18

!5924!

PREVIOUS ASSESSMENT

Parcel ID 069.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	364,800	3400	5,280.	404,900	773,100		Year end	12/23/2021
2021	101	FV	353,500	3400	5,280.	404,900	761,800		Year End Roll	12/10/2020
2020	101	FV	353,500	3400	5,280.	404,900	761,800	761,800	Year End Roll	12/18/2019
2019	101	FV	261,900	3400	5,280.	376,000	641,300	641,300	Year End Roll	1/3/2019
2018	101	FV	261,900	3400	5,280.	376,000	641,300	641,300	Year End Roll	12/20/2017
2017	101	FV	261,900	3400	5,280.	329,700	595,000	595,000	Year End Roll	1/3/2017
2016	101	FV	261,900	3400	5,280.	300,800	566,100	566,100	Year End	1/4/2016
2015	101	FV	255,200	3400	5,280.	266,100	524,700	524,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:00:04

LAST REV

Date	Time
10/10/19	15:49:02
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5924

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY BERTHA J	22070-224		5/28/1992		195,600	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2002	570	Siding	4,000	C				ROOFING AND CLAPBO
8/19/1992	386	Addition	12,000					15X30 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	Meas/Inspect	CC	Chris C
10/23/2018	MEAS&NOTICE	BS	Barbara S
4/3/2009	Meas/Inspect	189	PATRIOT
2/3/2003	External Ins	PM	Peter M
11/4/1999	Inspected	267	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Measured	263	PATRIOT
3/15/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	44062
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	70.	1.10	12									404,882						404,900	

Total AC/HA:	0.12121	Total SF/SM:	5280	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	404,882	Spl Credit		Total:	404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15432274
Const Adj.:	0.99989998
Adj $ / SQ:	150.047
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448201
Depreciation:	83365
Depreciated Total:	364835

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

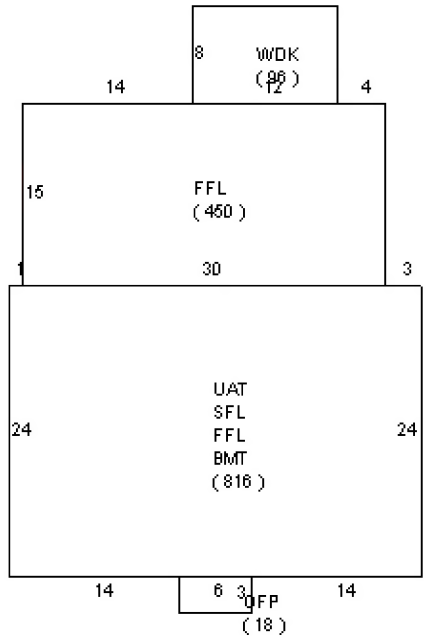
REMODELING

Exterior:	
Interior:	
Additions:	1992
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.05
Special Features:	0	Val/Su Net:	113.43
Final Total:	364800	Val/Su SzAd	175.22

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,266	150.050	189,959
BMT	Basement	816	45.010	36,731
SFL	Second Floor	816	150.050	122,438
UAT	Upper Attic	204	60.020	12,244
WDK	Deck	96	16.000	1,536
OFP	Open Porch	18	44.000	792

Net Sketched Area:	3,216			Total:	363,700
Size Ad	2082	Gross Area	3828	FinArea	2082

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

069.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1925	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400

IMAGE

AssessPro Patriot Properties, Inc